

FOR LEASE

SUNRISE RANCH

33155 Gloria Road, Gonzales



Brigantino & Davis is honored to offer the Sunrise Ranch for lease. This is a 524.98 acre ranch located on Gloria Road and Iverson Road, east of Gonzales, in Monterey County. This is currently planted to vineyard, but ready for conversion to irrigated row crops. It is located in a desirable farming district just east of Gonzales, with limited flood or food safety threats, a nearly level to gently sloping topography, and productive soils. Ownership is open to considering partial conversion of the ranch to row crops as well.

Nick Davis

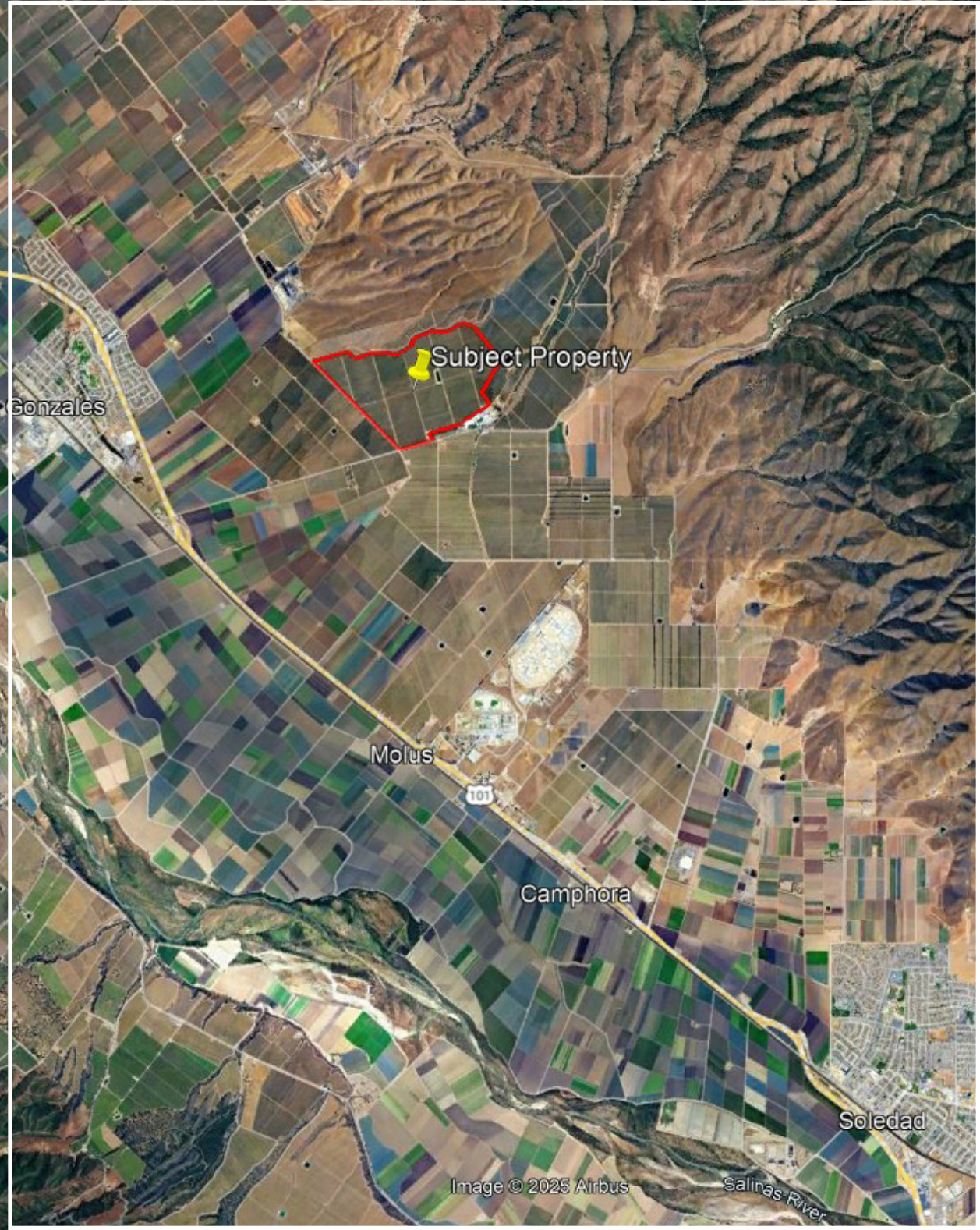
DRE #01951307 | 831.682.8972 | nick@brigco.com

BRIGANTINO & DAVIS

18921 Portola Drive, Suite F, Salinas, CA 93908
(831) 455-1070 | www.brigco.com

Property Details

LOCATION:	Along the north side of Gloria Road and the east side of Iverson Road, approximately 1.5 miles east of Gonzales, Monterey County
ASSESSOR'S PARCEL NUMBER:	223-042-027
GROSS LAND AREA:	524.98 acres
USABLE/FARMABLE AREA:	521.48 acres Ownership is open to considering partial conversion of the ranch to row crops as well
ACCESS:	Gloria Road and Iverson Road frontage
WATER:	Two wells and two reservoirs
SOILS:	Chualar loam and Placentia sandy loam, which are class II and IV soils respectively, conducive for all vegetables typically grown in the area
ZONING/LAND USE:	F/40 – Farmlands, 40 acre minimum
BUILDING IMPROVEMENTS:	A 3,200 square foot shop
ANNUAL RENT:	\$1,500 per acre, which includes real estate taxes



Soils

The ranch consists of Chualar loam and Placentia sandy loam soils. Approximately 60% of the ranch is Chualar loam, with the remainder being Placentia sandy loam. These are class II and IV soils respectively that are conducive for all vegetables typically grown in the area.

Water

Irrigation water is obtained via two on-site wells, which are located on the western portion of the property, along Iverson Road. The property is also improved with two irrigation reservoirs. The main reservoir is lined and has a 6+/- acre-foot storage capacity. The other reservoir has a 3+/- acre-foot storage capacity. Water is distributed throughout the property via high-pressure underground distribution lines.

General Disclaimer

The boundary lines and acreage estimates provided herein were obtained from sources deemed reliable, but are approximate. No guarantee is given regarding the accuracy of these estimates. Interested parties should seek professional assistance to obtain more accurate estimates. In addition, maps and photographs are provided for illustrative purposes and are not intended to be depicted as surveys of the property in question.

